

**CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES**

**Regular Meeting of Thursday April 9, 2015
City Fire House 1404 Vallecito Road
Angels Camp, California**

CALL TO ORDER

Chair Broeder called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chair Broeder, Vice-Chair Rudolph, Commissioner Gonzalez and Commissioner Gordon

Commissioners Absent: Commissioner Moncada

Staff Present: Planning & Building Director David Hanham, and Deputy City Clerk Jennifer Preston

APPROVAL OF AGENDA

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 4-0 TO APPROVE THE APRIL 9, 2015 AGENDA.

APPROVAL OF MINUTES

1. Approval of the March 12, 2015 regular meeting minutes.

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 3-0-1 WITH COMMISSIONER GONZALEZ ABSTAINING TO APPROVE MARCH 12, 2015 REGULAR MEETING MINUTES.

PUBLIC COMMENTS

OPENED AT 6:03 P.M.

There was no public comment.

CLOSED AT 6:04 P.M.

PUBLIC HEARINGS

2. Continued Public Hearing - Re-zone: Resolution 2015-05, A resolution for the rezoning of 34 parcels to BAE (Business Attraction and Expansion).

Planning Director Hanham presented the staff report and PowerPoint presentation. Staff recommends that the Planning Commission adopt Resolution 2015-05, a resolution for the rezoning of 34 parcels to BAE (Business Attraction and Expansion). Staff presented additional options for the Planning Commission, so that the commission could rezone some of the parcels and leave the others as is, but then you would also need to initiate a General Plan amendment.

PUBLIC HEARING RE-OPENED: 6:36 P.M.

Jeanne & Dustin Airola 658 Murphys Grade Road APN 057-023-015 currently zoned R3. Ms. Airola stated she that her property is on the Blood Mine and it would be difficult to build an industrial park there because of that.

Mr. Airola stated that the area has a dense valley with heavy marsh land, so building there would have a huge ecological impact to the area. Would like to advise caution in the area because it is visible from the Grade Road and Hwy 4, and the tourist see it as the gateway to the sierras. Mr. Airola stated that he would like to see future planning to help drive traffic back into downtown.

Vernagea Lee 529 Lee Lane APN 058-023-031 and 552 Lee Lane APN 058-023-034 zoned R3. Ms. Lee stated that her family has lived on Lee Lane for 50 years, one of her main concerns is her family and her rights of owning their property. We have family that want to live on our property, and if they are rezoned they would not be able to build other homes. The Lee family would like to keep their property zoned R-3.

PUBLIC HEARING CLOSED: 6:50 P.M.

The discussion that followed was concerning the unique natural amenities of Angels Camp and how the rezoning would affect the current residents of the parcels in question. Also discussed was future planning for attracting businesses to come here to create jobs for people that live here. The Planning Commission was in consensus to leave four parcels as R-3 (057-023-014, 057-023-015, 058-023-031 and 058-023-034) and to initiate a General Plan amendment.

MOTION BY COMMISSIONER RUDOLPH AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 4-0 TO ADOPT RESOLUTION 2015-05 RECOMMENDING TO THE CITY COUNCIL TO APPROVE AN AMENDMENT TO TITLE 17.12.020 ZONING MAP AS SHOWN ON EXHIBIT A AS AMENDED, LEAVING 057-023-014, 057-023-015, 058-023-031 AND 058-023-034 ZONED R-3 AND TO INITIATE A GENERAL PLAN AMENDMENT.

3. Public Hearing - Conditional Use Permit for a Dog Grooming/Kennel. Resolution 2015-07, a resolution to approve a dog grooming and kennel business located at 172 S. Main Street, APN 058-016-005.

Planning Director Hanham presented that staff report and recommends that the Planning Commission adopt resolution 2015-07 approving a Conditional Use Permit for a dog grooming/kennel business located at 172 S. Main Street, APN 058-016-005.

PUBLIC HEARING OPENED: 8:05 P.M.

Blair White, Attorney for Pet Bath House.

Mr. White stated that its a popular and needed business in the area. They will be adding 18 cameras to closely watch the animals. They are very skilled at the grooming and they love the animals. They have reviewed the conditions and they are satisfied with all conditions.

Vonna Smith, Owner of the Pet Bath House.

Ms. Smith stated that she is loves all her animals and that she is a master groomer of 19 years. Mr. Avey will be selling the property to her and Ms. Crowley.

Bunny Simone - Valley Springs resident.

Ms. Simone stated that she drives from Valley Springs to have her dogs groomed because it is hard to find good people to take care of your babies and is excited about being able to board her animals. She believes that it is a great business for the City.

Bonnie Miller - County resident and business owner.

Ms. Miller stated that people and animals alike love Vonna and Pat. Her husband filmed a commercial for the Pet Bath House to be shown at the local movie theater. All the dogs did wonderful in the commercial.

Betty Casts - Works at the Pet Bath House.

Ms. Casts stated that Vonna loves all her animals and back in Hope Arkansas she wouldn't leave a burning house until the firefighters counted all of her animals outside twice. She puts the animals first.

Carolyn Butler - Angels Camp resident.

Ms. Butler stated that she is so excited because her husband and herself haven't been on vacation in a long time because they couldn't find a place that they felt comfortable leaving their dogs at a boarding facility. After meeting Vonna and Pat they feel that their dogs will be safe and have lots of fun at the Pet Bath House.

Janelle Whitehouse - Calaveras County resident.

Ms. Whitehouse stated that the City is lucky to have Vonna and Pat.

Freddy Waid - Angels Camp resident.

Ms. Waid stated that she inherited a dog and has searched both counties for a place of grooming and boarding, and Vonna is the only one that I will trust with my baby. If Ms. Waid is able to

start a No Kill Shelter, Vonna has offered to groom the animals free of charge for her and Vonna wants to start training young people to groom animals.

Monty Norman - Calaveras County resident.

Mr. Norman stated that he has cocker spaniels and they are hard to groom. He also travels and it would be wonderful to have a place to leave his animals and not have to worry about them.

PUBLIC HEARING CLOSED: 8:25 P.M.

Corrections to Resolution 2015-07.

1st Whereas, add "academy" at the end.

Under Conditions of Approval.

Item 5, after "50 animals" add "(dogs, cats, and birds) per day".

Item 9, add "day" after "business".

Item 11, change "kennels" to "kenned".

**MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY
COMMISSIONER GONZALEZ AND CARRIED 4-0 TO ADOPT RESOLUTION 2015-07
A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR PROJECT 2015-
12, PET BATH HOUSE LOCATED AT 172 S. MAIN STREET, (APN 058-016-005) AS
AMENDED.**

4. Public Hearing - General Plan Amendment, 2014-2019 Housing Element. Resolution 2015-08, a resolution for the Planning Commission to recommend to the City Council adoption of an exemption for the project pursuant to Section 15168(C)(2) of the California Environmental Quality Act.

Planning Director Hanham presented the staff report and recommends that the Planning Commission adopt resolution 2015-08, a resolution approving the 2014-2019 Housing Element and Notice of Exemption recommending approval to the City Council adoption of an exemption for the project pursuant to Section 15168(C)(2) of the California Environmental Quality Act.

Amy Augustine - Consultant.

Ms. Augustine stated that this draft of the Housing Element has been reviewed by HCD and she has been told that HCD will certify the document if the City adopts this draft. The main changes that happened were the 2010 census data.

Corrections to Housing Element.

Page II-13, change "2010-2014" to "2009-2014".

Page II-98, 2nd paragraph, delete "As indicated in the following table,".

Page II-145, change title to say "Table 66: Suburban (Shopping Center) Commercial Zoning District (SC)".

PUBLIC HEARING OPENED: 9:00 P.M.

PUBLIC HEARING CLOSED: 9:01 P.M.

MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 4-0 TO ADOPT RESOLUTION 2015-08 RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2020 GENERAL PLAN HOUSING ELEMENT 2014-2019 AND NOTICE OF EXEMPTION.

PLANNING MATTERS

None

COMMITTEE REPORTS

5. GPI - General Plan Implementation Committee – Planning Director Hanham

Planning Director Hanham stated that there has not been any action taken and staff needs to set up a meeting to work on the Right-to-Farm Ordinance and the Circulation Element. Meeting set for April 29th and 9:30am at the CDD.

6. DAC – Destination Angels Camp Committee - Chair Broeder

Chair Broeder stated that the DAC had its meeting and Randy Starbuck presented information from the Buxton Study. There is an ad out for the Deputy Executive Director for DAC for 20 hours a week at \$18 to \$20 an hour. The advisory council meeting will be meeting at Camps on April 23rd, 2015.

7. Gateway Corridor Advisory Committee - Planning Director Hanham

Planning Director Hanham stated that there was a workshop last night and about 40 people attended. The consultant went over alternatives for the plan and conducted a survey through Survey Monkey. Hopefully there will be another public workshop in a couple of months. The commissioners would like a copy of the report.

COMMISSIONER'S REPORTS

Commissioner Gonzalez stated that she attended the Academy of Planning Commissioners and she learned a lot from it.

Commissioner Rudolph stated that she enjoyed the Gateway Corridor workshop and that she took part in the Survey Monkey.

STAFF REPORTS

Planning Director Hanham stated that staff has been working on the Housing Element. Staff is working with CCOG and the County developing a presentation to both the City Council and Board of Supervisors regarding transit. DeNova Homes is moving forward with utilities. There will be a workshop with the City Council for Permitted and Conditional Use Permits Table. Staff is also working on a RFP for sidewalk projects and the Trail Plan, the Relinquishment process for the 49 bridge, and MTSJH at the Stanislaus location. Staff informed the commission that the Utica Hotel is closing escrow next week, and staff has been talking with different property owners concerning projects.

**MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY
COMMISSIONER GORDON AND CARRIED 4-0 TO ADJOURN THE MEETING.**

MEETING WAS ADJOURNED AT 9:20 P.M.

ATTEST:


Jennifer Preston, Deputy City Clerk


John Broeder, Chairman